



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Your Exterior Pros, Tegan Cuyar

MPC File No.: 26-001455-COA

Address: 2309 Whitaker Street

PIN: 20065 41004

Zoning: D-CBD

Staff Reviewer: Caitlin Chamberlain

Date: April 22, 2026

NATURE OF REQUEST:

The applicant is requesting approval to install a wooden picket fence and gate in the front yard of the house located at 2309 Whitaker Street.

CONTEXT/SURROUNDING AREA:

2309 Whitaker Street was constructed in 1897 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is a two-story wood framed house surrounded by several similar houses on this block. There is one across the street at 2310 Whitaker Street that has a similar fence configuration as what is proposed here.

FINDINGS:

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

***Secretary of the Interior's Standards and Guidelines for Rehabilitation.** Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.*

***Secretary of the Interior's Standards 2– Historic Character.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The inclusion of the picket fence will not physically alter the historic house.

Secretary of the Interior's Standards 3– Physical Record. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The fence is permissible and is not a conjectural feature.

Secretary of the Interior's Standards 5– Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The standard is met.

Visual Compatibility Criteria. To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

Height. The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

Width. The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

Scale. The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

The height, width, and scale of the fence is visually compatible and proportional for a front yard fence. There is only one existing front yard fence on this block, which is directly across the street and will be nearly identical and compatible.

Materials. The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

The fence and gate are proposed to be made of wood. The standard is met.

Streetcar Historic District Design Standards.

New Construction, Additions, and Alterations. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials. *Wood, iron, brick, true stucco over concrete block, smooth fiber cement, and extruded aluminum.*

Wood is proposed.

Fencing and Walls, Configuration.

Fences or walls no more than 36 inches in height may be installed within the front yard.

The materials in the submittal packet show a fence configuration that is 42" in height but there is a note that this will be cut down to the required maximum of 36".

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

Since this is in the front yard, there are no parallel buildings within five (5) feet of the fence.

STAFF RECOMMENDATION:

Approve the request to install a wood picket fence and gate in the front yard of the property located at 2309 Whitaker Street as requested because the proposed work is visually compatible and meets the standards.

MW: CC

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.